

NORTHEAST CANTON INDUSTRIAL PARK G.P. 1148 PRELIMINARY ENGINEERING SCOPE OF SERVICES

This Scope of Services is a preliminary description of the design for the Northeast Canton Industrial Park Improvement Project in the City of Canton. This scope outlines the basic components and dimensions of the project and some criteria of the plan preparation. It is not intended as an all-inclusive list of work required to prepare the plans and specifications. The Consultant shall follow generally accepted standards and procedures to survey and design the project. These standards shall include the "Specifications for Consulting Services" as outlined by the ODOT Bureau of Consultant Services. Roadway and utility design shall meet the design criteria of the applicable ODOT L&D Manuals, "Ten State", and City of Canton Standards.

Project Location

The proposed Northeast Canton Industrial Park (formerly owned by the Ford Motor Company) is located on 95 acres of land off of Georgetown Rd NE between Marietta Ave NE and Trump Ave NE. See attached maps.

Project General Description

The 95-acre property consists of 89 acres that was donated to the City of Canton and a 6 acre parcel that was part of a purchase from an adjacent business. Both properties were then transferred to the Canton Community Improvement Corporation (CCIC) for economic development.

The existing site is heavily wooded, slopes from west-to-east with a 50-foot drop in elevation, contains several areas of wetlands and has never been developed.

Project Funding

The City of Canton has applied for two sources of state funding that would be combined with local funds to construct this improvement. The Ohio Job Ready Site (JRS) Program was created to bolster the state's inventory of available properties served by utility and transportation infrastructure. The program also promotes re-investment and re-use of formerly developed property and leverages state and local communities' previous investments in infrastructure. The JRS application requests \$2,643,500 and matches those funds with \$1,293,500 from the CCIC. If approved, the JRS funds will be available in September of 2010.

The second state source is the 629 Roadway Development Program used to construct or upgrade public roads tied to economic development projects. The City of Canton was granted \$500,000 from the 629 Roadway Development Program.

General Design Approach

There will be one engineering design contract consisting of two design phases.

"Phase 1" will consist of the design of a 1,000 ft public street/access drive off of Georgetown Road with water, sanitary, and storm sewer utilities under the pavement of the access drive along with necessary private utility coordination and requirements. The City Engineering Department will administer this phase of the design contract. Funding for Phase 1 will be provided through 629 Roadway Development Program funds.

"Phase 2" of the design contract will consist of the design for the development of the rest of the site. This will include the necessary grading, storm water management, and coordination for appropriate utilities for the establishment of a future end-user. Proceeding with Phase 2 will be dependent upon the securing of appropriate funding.

General Description of "Phase 1" Design Work

The scope of work for "Phase 1" design includes the following items:

- Prepare plans and specifications for construction of a 1,000 ft public street/access drive with concrete curbs south off of Georgetown Road to access the usable acreage. The access drive will be designed and

constructed to public industrial roadway standards. The drive will include sanitary and water utility extension along its length and storm sewers for proper drainage. A 60-inch culvert will be constructed for the drive access over the existing stream.

- Prepare a record plat for the property dedicating one street, necessary easements, and one lot. Plat shall be prepared in accordance with County standards for conveyances and City subdivision regulations and platting requirements. Plat shall include declarations, covenants, and restrictions as directed by the City.
- Appropriate permitting and mitigation for any wetland and/or jurisdictional streams within the proposed right-of-way of the proposed street, as necessary.
- Tree clearing and stump grinding within the proposed right-of-way of the proposed street.
- Site stabilization including all necessary erosion and sediment controls.

General Description of “Phase 2” Design Work

The scope of work for “Phase 2” design/coordination includes the following items:

- Appropriate permitting and mitigation for 5.15 acres of wetlands and 100-feet of jurisdictional stream within the site but outside of the right-of-way of the proposed street, as necessary.
- Tree clearing and stump grinding within approximately 80 acres of the usable area which is heavily wooded.
- Earthwork and rock-blasting to create a level building pad for a future user. The earthwork includes moving 250,000 cubic yards plus rock-blasting 72,000 cubic yards of sandstone and shale found about 7-12 feet below existing grades (based on preliminary soil borings).
- Site grading and storm drainage system to convey drainage from all other developable parts of the property.
- Appropriate storm water management facilities to manage the quantity and quality of storm water runoff from the site, including a Storm Water Pollution Prevention Plan and necessary permit for construction site runoff and post-construction runoff controls in accordance with Ohio EPA’s Construction General Permit.
- An on-site sanitary lift station with 2,300 linear feet of 6-inch force main installation along Georgetown Road into the existing 27-inch gravity sewer to the west.
- 250 linear feet of natural gas main line extension along Georgetown Road to the site by Dominion East Ohio Gas.
- Rail siding and culvert crossing (as directed).
- Electric substation (as directed)

There will likely be some “overlap” in the scope of the two design phases, such as designing/coordination clearing, grading, storm water management (including Storm Water Pollution Prevention Plan) and other utilities, appropriate permitting, etc. between the roadway and the rest of the site. Also, coordination between the design consultant, City Engineering Department, and Development Department will be required.

Site Plans

Detailed site plans showing the site location, proposed layout of the Northeast Canton Industrial Park, and other important information are attached.

For Further questions, please contact the project manager:

Christopher D. Barnes, PE, CPESC, CPSWQ

Assistant City Engineer

City of Canton Engineering Department

2436 30th St NE

Canton, OH 44705

330-489-3381

chris.barnes@cantonohio.gov



SCALE 1" = 2000'
SOURCE: USGS 7.5 MIN QUADRANGLE

CANTON EAST, OHIO 1967
(PHOTOREVISED 1985)

FIGURE 1

HULL & ASSOCIATES, INC.
OLON, OHIO

PHASE I ENVIRONMENTAL PROPERTY ASSESSMENT
CITY OF CANTON

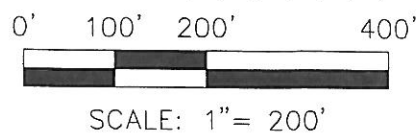
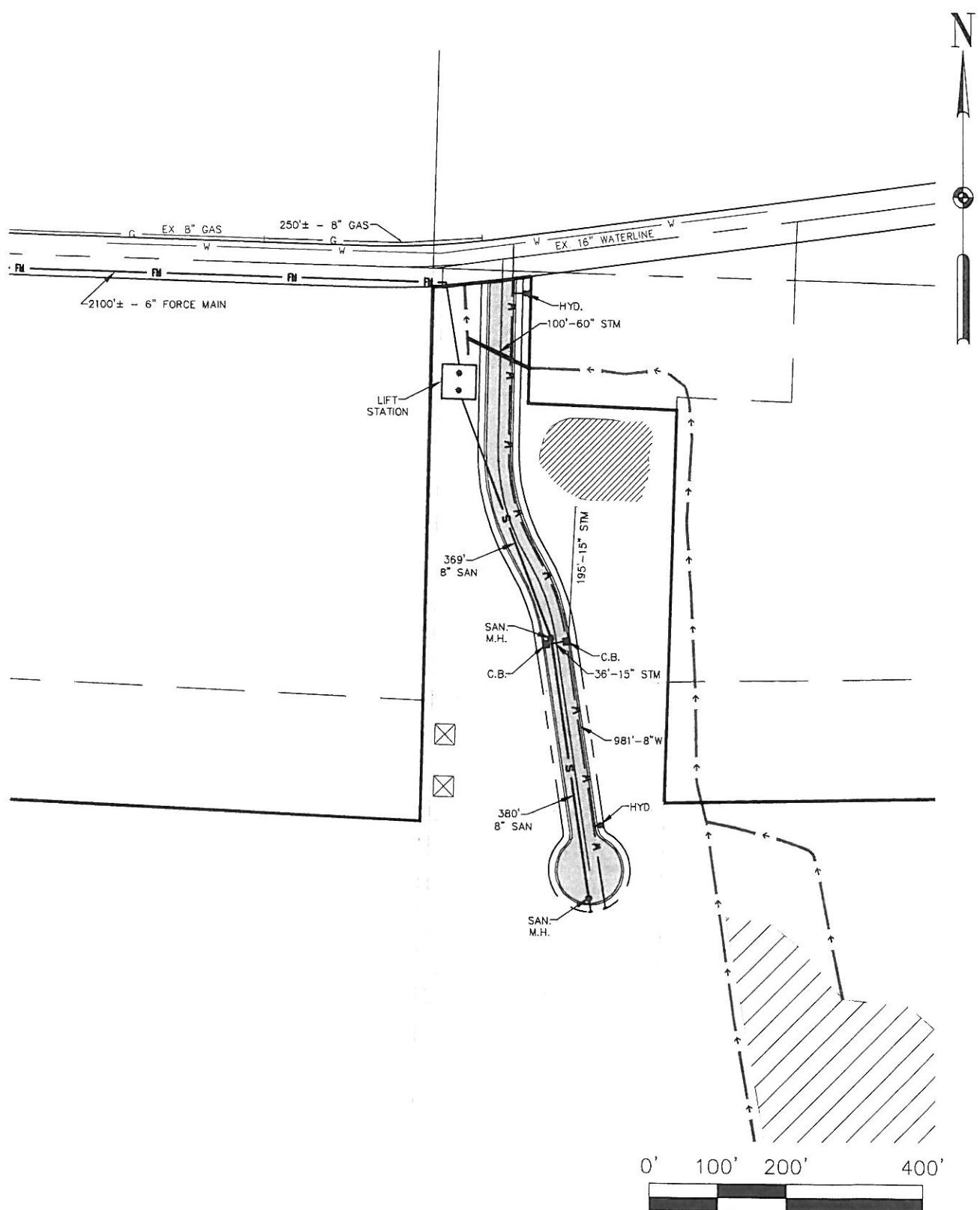
PROPERTY LOCATION MAP

FORD MOTOR COMPANY CANTON FORGE PLANT PROPERTY
CANTON, STARK COUNTY, OHIO

DATE: JUNE 2001

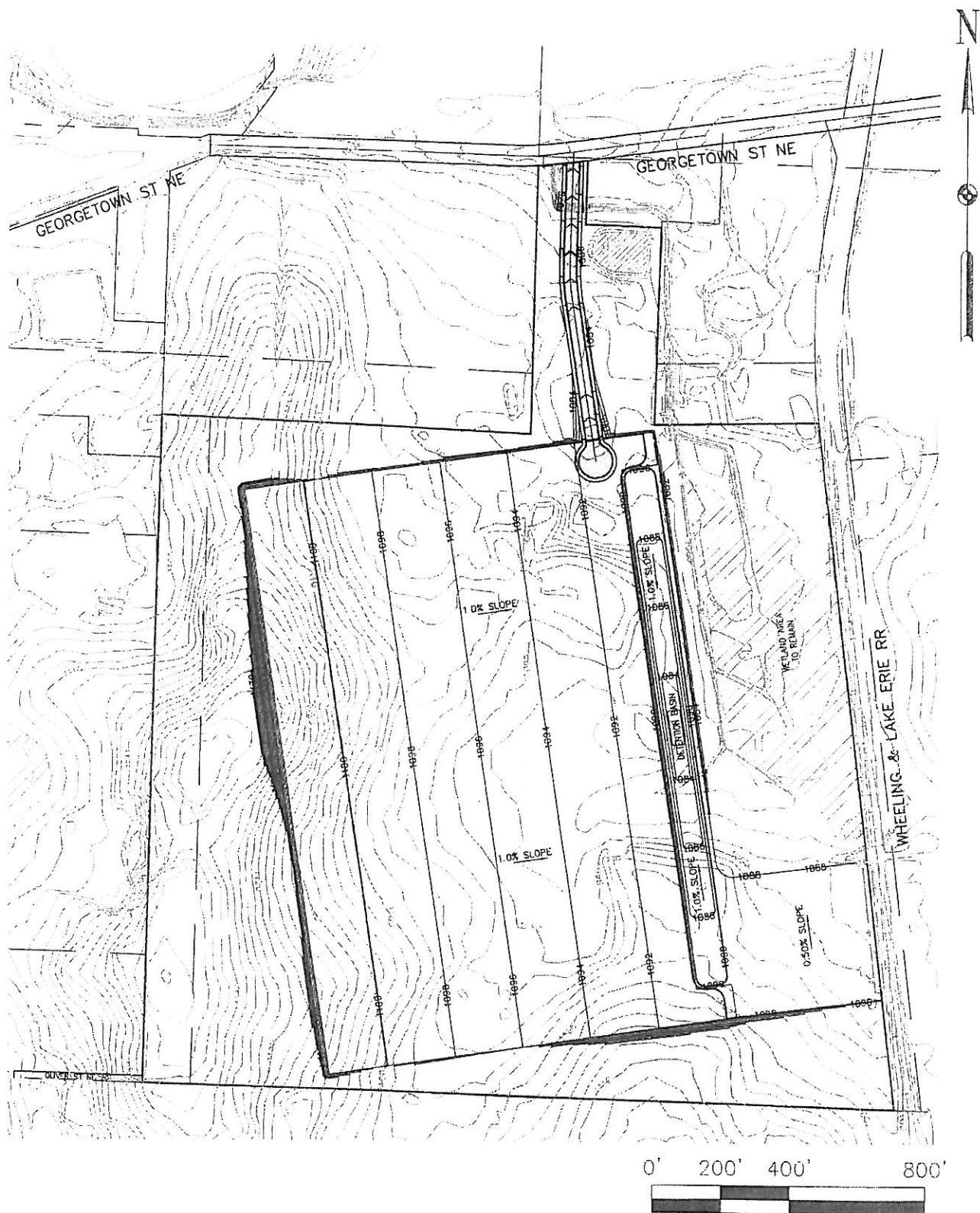
CAN001

Instr: 201002110005072
P: 30 of 53 F: \$436.00 02/11/2010
Rick Campbell 2:24PM AFDV
Stark County Recorder T20100004289



R:\STARK\CITY\CANTON\69\CANJRSLD\2010-05-18.DWG

SCOPE OF WORK: ROAD & UTILITY IMPROVEMENTS N.E. CANTON INDUSTRIAL PARK FOR: CANTON COMMUNITY IMPROVEMENT CORP. LOCATED IN THE CITY OF CANTON STARK COUNTY, OHIO	DESIGN BY: <u>BAB</u> DRAWN BY: <u>BAB</u> CHKD BY: <u>JDS</u> RVWD BY: <u>JDS</u> DATE: 05/25/10	FLD BK: _____ BK PG: _____ CRW CHF: _____ CPYRGHT: 2010 TAB: UTIL	<div data-bbox="925 1827 1015 1900" data-label="Image"> </div> <div data-bbox="1015 1827 1388 1900" data-label="Text"> <p>HAMMONTREE & ASSOCIATES, LTD. ENGINEERS, PLANNERS, SURVEYORS CANTON-AKRON-PITTSBURGH</p> </div> <div data-bbox="933 1900 1396 1995" data-label="Text"> <p>5233 STONEHAM ROAD NORTH CANTON, OHIO 44720 CANTON: (330)499-8817 AKRON: (330)633-7274 TOLL FREE: 1-800-394-8817 FAX: (330)499-0149 www.hammontree-engineers.com</p> </div>



R:\STARK\CITY\CANTON\69\CANJRSLD\2010-03-25_SITE.DWG

SCOPE OF WORK: EARTHWORK
N.E. CANTON INDUSTRIAL PARK
FOR: CANTON COMMUNITY IMPROVEMENT CORP.
LOCATED IN THE CITY OF CANTON
STARK COUNTY, OHIO

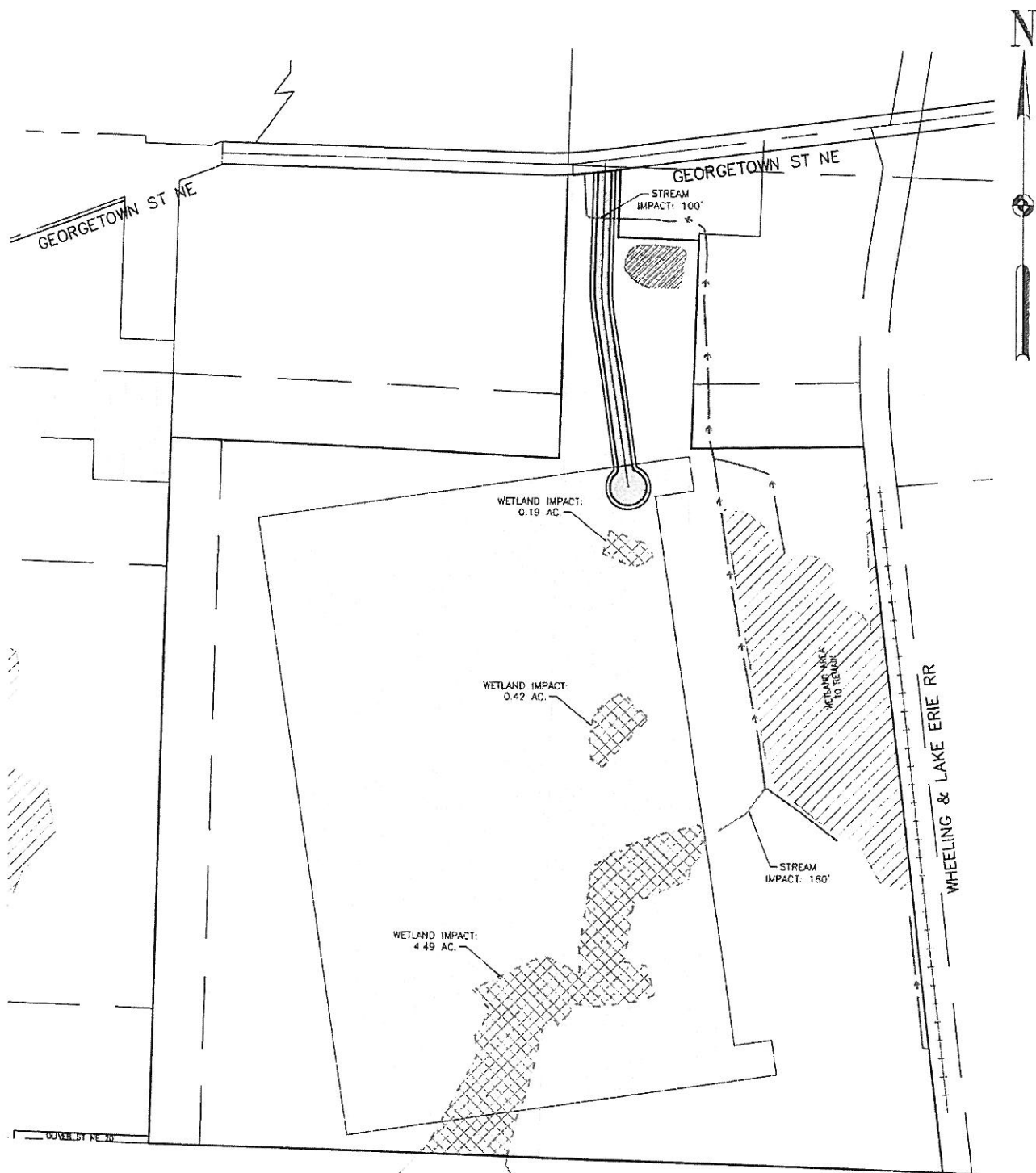
DESN BY: BAB FLD BK:
DRWN BY: BAB BK PG:
CHKD BY: JDS CRW CHF:
RVWD BY: JDS CPYRGHT: 2010
DATE: 03/29/10 TAB: P TOPO



© HAMMONTREE & ASSOCIATES, LTD.
ENGINEERS, PLANNERS, SURVEYORS
CANTON-AKRON-PITTSBURGH

5233 STONEHAM ROAD NORTH CANTON, OHIO 44720
CANTON: (330)499-8817 AKRON: (330)633-7274
TOLL FREE: 1-800-394-8817 FAX: (330)499-0149
www.hammontree-engineers.com

2
3



0' 200' 400' 800'



SCALE: 1" = 400'

R:\STARK\CITY\CANTON\69\CANJRSLO\2010-03-25_SITE.DWG

SCOPE OF WORK: WETLAND MITIGATION
N.E. CANTON INDUSTRIAL PARK
FOR: CANTON COMMUNITY IMPROVEMENT CORP.
LOCATED IN THE CITY OF CANTON
STARK COUNTY, OHIO

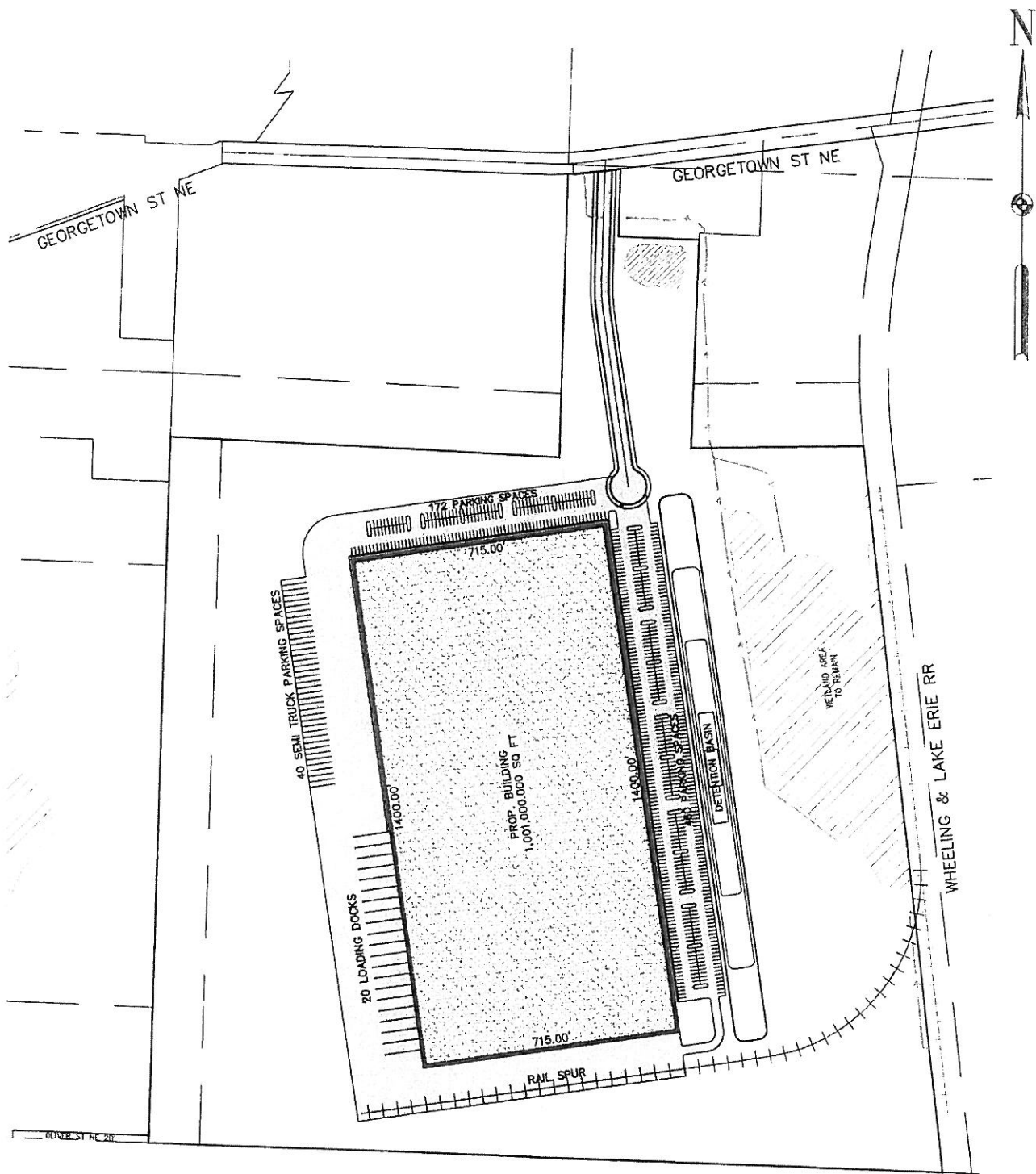
DESIGN BY: BAE FLD BK:
DRAWN BY: BAE BK PG:
CHKD BY: JDS CRW CHF:
RVWD BY: JDS CPYRGT: 2010
DATE: 03/29/10 TAB: WETLAND



© HAMMONTREE & ASSOCIATES, LTD.
ENGINEERS, PLANNERS, SURVEYORS
CANTON-AKRON-PITTSBURGH

5233 STONEHAM ROAD NORTH CANTON, OHIO 44720
CANTON: (330)499-8817 AKRON: (330)633-7274
TOLL FREE: 1-800-394-8817 FAX: (330)499-0149
www.hammontree-engineers.com

3
3



0' 200' 400' 800'



SCALE: 1" = 400'

R:\STARK\CITY\CANTON\69\CANJRSLO\2010-03-25_SITE.DWG

POTENTIAL SINGLE USER SITE PLAN
N.E. CANTON INDUSTRIAL PARK
FOR: CANTON COMMUNITY IMPROVEMENT CORP.
LOCATED IN THE CITY OF CANTON
STARK COUNTY, OHIO

DESIGN BY: BAR FLD BK:
DRAWN BY: BAR BK PG:
CHKD BY: JDS CRW CHF:
RVWD BY: JDS CPYRGHT: 2010
DATE: 03-29-10 TAB: SITE



® HAMMONTREE & ASSOCIATES, LTD.
ENGINEERS, PLANNERS, SURVEYORS
CANTON-AKRON-PITTSBURGH

5233 STONEHAM ROAD NORTH CANTON, OHIO 44720
CANTON: (330)499-8817 AKRON: (330)633-7274
TOLL FREE: 1-800-394-8817 FAX: (330)499-0149
www.hammontree-engineers.com

1
1

Public Notice

The City of Canton Engineering Department is requesting qualifications for professional engineering services for the design of the "Northeast Canton Industrial Park GP 1148", "55th St NE Improvement Project GP 1125", "41st St NW Storm Sewer and Roadway Improvement Project GP 1126", and other miscellaneous engineering projects.

Interested Engineering firms must submit a qualifications package to Daniel J. Moeglin, PE, Canton City Engineer, at 2436 20th St NE, Canton, OH 44705. Only one qualifications package shall be submitted collectively for all projects in which there is interest. Individual qualification packages shall not be submitted for each project. Three complete copies of the package must be received no later than 1:00pm on Thursday, August 12th, 2010.

Firms must be ODOT pre-qualified in Non-complex Roadway Design. Consultants will be ranked based on general qualifications (which include the firm's background, experience on similar past projects, past project performance, and references), and the project technical approach (which includes the project team). All sub-consultants on the project team must be identified and their roles described. The general qualifications must not exceed 15 pages. The project technical approach shall not exceed an additional three pages for each project. The qualification package must provide adequate information needed to judge each of the preceding categories. The City reserves the right to require an oral technical proposal to aid in the ranking process. Once the firms are ranked, the City will commence fee and contract negotiations with the top-ranked firms for each project and establish final engineering scope of services.

Engineering services for the aforementioned projects will include final design and plan preparations for publicly-bid infrastructure construction projects. All plans must be prepared in ODOT format using all appropriate design guidelines.

Supporting documentation for each project is available for review at the Canton City Engineer's Office and on the Engineering page of the City's website at www.cantonohio.gov.

By order of Warren Price, City of Canton Service Director.

Published in The Repository on July 20th and 27th, 2010.